

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Airport

Member: Alex Erskine 828-4966

Project Name: Ness Trailer Park, Inc./
Air and Port Business Center

Case #: 117-R-02

Date: 10/8/02

Comments:

1. A Notice of Proposed Construction or Alteration form (7460-1) must be filed with the FAA and a determination of no hazard to air navigation issued since the proposed building penetrates the imaginary surfaces around Fort Lauderdale Hollywood International Airport.
2. A second Notice of Proposed Construction or Alteration form (7460-1) must be filed with the FAA for any construction crane or equipment that will exceed the height of the building.

DRC

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Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. (954) 828-5123
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Email: timw@cityfort.com

Project Name: Ness Trailer Park, Inc./
Air and Port Business Center

Case #: 117-R-02

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Comments:

1. The engineer shall design and apply for the appropriate general or surface water management license from the Broward County Department of Environmental Protection (BCDPEP). This license and associated calculations for compliance with Chapter 27 criteria for surface water management, Pollution Control Code must be submitted with application for Building Permit.
2. The applicant is advised to review all accesses and ensure none conflict with existing overhead power or light poles in the public right of way.
3. Provide a photometric (lighting) plan for office parking in accordance with Section 47-20.14.
4. Provide a double detector check valve assembly on the fire service to the site at the property line crossing.
5. An additional eight (8) inch gate valve is required for pressure testing of the fire service just outside the property limits for the portion of main constructed in the public right of way.
6. Permits from Broward County and City of Fort Lauderdale Engineering Departments are required for the proposed mains in Andrews Avenue. All work proposed on Fort Lauderdale's water system can be permitted on the same permit.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Ness Trailer Park, Inc./
Air and Port Business Center

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Date: 10/8/02

Comments:

1. Fire lane required as per 3-5 FFPC.
2. Private main system required as per NFPA 24 and ISO regulations.
3. More hydrants required along fire lane.
4. Fire sprinkler systems required as per F-16 of the FFPC. Also check table 500 of the FBC for fire protection requirements.
5. Flow test required.
6. Show fire main, hydrants, DDC and FDC's on civil plans.

DRC
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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Ness Trailer Park, Inc./
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Comments:

No apparent interference will result from this plan at this time.

DRC
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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Ness Trailer Park, Inc./
Air and Port Business Center

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Date: 10/8/02

Comments:

1. Palms require a minimum 3' wide planting area. The sabal palms on the west side adjacent to the railroad right-of-way appear to have insufficient base area, as well as on the south side.
2. Provide a list of the existing trees and palms on site, their names and sizes. All Tree Preservation Ordinance requirements apply.

DRC

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REPORT

Division: Planning

Member: Don Morris
828-5265

Project Name: Ness Trailer Park, Inc./
Air and Port Business Center

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Date: 10/8/02

Project Description:

The applicant proposes to construct 30,975 square feet of warehouse space and 7,415 SF of office space in the B-3 zoning district.

Comments:

1. Provide a text narrative that shows how this proposal meets Adequacy Requirements of Section 47-25.2.
2. Provide a copy of the most current recorded plat and amendments for the proposed site.
3. Include in the site data table all proposed and required setbacks and building heights for each building and VUA landscaping percentages.
4. Show adjacent structures and uses on the site plan.
5. Verify location of proposed curb cuts with engineering representative. All private drives shall comply with engineering standards (47-20.5 (B)).
6. Improvements in the public right-of-way shall adhere to engineering standards (i.e. curb cuts, sidewalks and drainage facilities). Discuss standards with engineering representative.
7. Discuss parking calculations with zoning representative. The parking calculations for the warehouse use appear to be based on the "self-storage" category rather than the "distribution and general" category (47-20.2).
8. Landscaping shall conform to Section 47-21. Discuss landscape improvements and street tree spacing with landscaping representative.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Page 2
DRC Case No. 117-R-02
October 8, 2002

9. Provide additional architectural detail on the north and south elevations of Building 1.
10. Provide exterior materials information on all elevation drawings.
11. Additional comments may be forthcoming.

DRC
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REPORT

Division: Police

Member: Det. Gary J. Gorman

Project Name: Ness Trailer Park, Inc./
Air and Port Business Center

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Comments:

1. Is impact resistant glass being installed on all of the first floor?
2. All Doors should be steel with steel framing?
3. Will all overhead garage doors have secondary locking devices?
4. Will there be sufficient lighting for nighttime operation?
5. All lighting should conform to standards set by the IESNA (Illumination Engineers Society of North America).
6. How will after hours access be controlled?
7. Will each unit have its own security or will tenant provide individual security?
8. Are there any plans calling for CCTV on the property?
9. What type of security will be provided for the entire complex or individual buildings?

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REPORT

Division: Zoning

Member: Terry Burgess
(954) 828-5913

Project Name: Ness Trailer Park, Inc./
Air and Port Business Center

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Comments:

1. Delineate loading zones provided on site plan.
2. Parking requirement for warehouse, distribution and general is at a rate of 1/800 sf gfa pursuant to section 47-20.2 Table of Parking and Loading requirements.
3. Self storage facilities shall comply with section 47-18.29.
4. Indicate building height from grade as defined in section 47-2.
5. Additional comments may be forthcoming at DRC meeting.